

Overview of the OPSC Site Development Worksheet for Additional Grants

The Site Development Worksheet for Additional Grants (SDWAG) is intended to provide school districts and architects with a uniform format to record eligible costs for site development based on Regulation 1859.76. In addition to providing a consistent and uniform method of recording site development costs, it will also assist the design professional as a checklist of eligible costs that may be funded under the School Facility Program (SFP). Use of the SDWAG is entirely optional.

The descriptions used in the SDWAG cover typical construction activities of site development. Additional descriptions may be added to the appropriate categories if the required work on the plans and specifications (P&S) is not represented by any of the typical construction activities listed or to provide a more precise and/or extensive delineation of the work requested in the cost estimate. All school district requests for supplemental grants associated with site development must be substantiated on the P&S, and/or by other technical reports prior to approval by the State Allocation Board (SAB). The quantities included in the SDWAG must be computed from the plans. The unit costs included in the SDWAG shall be deemed to be the full value for the work covered by the items and shall cover all labor, material, equipment, and temporary work.

GENERAL PREAMBLES TO THE ADDITIONAL GRANT WORKSHEET

The pre-formatted site development worksheet contains the following cost categories:

A. Service Site Development

- A1. Site Clearance
- A2. Demolition
- A3. Rerouting utility Lines
- A4. Rough Grading
- A5. Soil Compaction
- A6. Storm Drains
- A7. Erosion Control
- A8. Stairs, Ramps, and Retaining Walls
- A9. Relocation of Portables
- A10. Fire Code Requirements
- A11. Multilevel Parking
- A12. Portable Classrooms Eligible for Replacement
- A13. Others

B. Off-Site Development

- B1. Curbs, Gutters, & Paving
- B2. Sidewalk
- B3. Street Lighting, Landscaping, & Signage
- B4. Special District Fees
- B5. Storm Drain Costs
- B6. Safety Paths
- B7. Others

C. Utility Services

- C1. Water
- C2. Sewer
- C3. Gas
- C4. Electrical
- C5. Communication
- C6. Others

The following units of measurement abbreviations have been used:

Unit	Abbreviation
Lineal Foot	LF
Square Foot	SF
Cubic Yard	CY
Each	EA
Vertical Foot	VF
Pound	# or LB

Whenever possible, the design professional should use these units of measurements. Substituting other measurements reduces the advantage of using the SDWAG.

The quantities in the SDWAG shall be computed from the plans. Do not include an allowance for bulk, shrinkage, or waste. Round quantities to the nearest whole number.

Refrain from using lump sums except in obvious situations such as special district fees. Lump sums generally cannot be verified by the PVT construction analysts, and therefore, will not be allowed. Active ordinances, fee schedules, and fee calculations must be provided to substantiate the District's request.

Each category on the SDWAG includes a row for the inclusion of design costs. The cost of General Conditions, Bonds, Overhead & Profit, and Geographic Index Adjustment may be included in the individual line items or at the end of each category. The percentages inserted at the bottom of each category of the SDWAG compute the total cost of each category. The percentages of General Conditions, Bond, Overhead & Profit, and Geographic Index Adjustment are determined in accordance with the latest publication of the Lee Saylor Current Construction Costs book or a fixed at fifteen percent (15%). The percentage of design cost is fixed at eight percent (8%). A design fee should not be applied to special district fees or similar costs.